



**REGULAR MEETING OF THE CITY COUNCIL AND THE
CITY COUNCIL SITTING AS
THE REDEVELOPMENT AGENCY BOARD**

**REGULAR CC/RDA MEETING
Council Chambers
68-700 Avenida Lalo Guerrero
Cathedral City, CA 92234**

WEDNESDAY, MARCH 8TH, 2006

**Study Session – 3:00 p.m.
Regular Meeting - 6:30 p.m.
(Or As Soon Thereafter as the Meeting May be Commenced)**

Copies of each current agenda will be available in the City Hall Lobby Thursday afternoon prior to the scheduled Council meeting. A copy of the complete agenda book is also available for public review in the City Hall Lobby on that same schedule. If you have any additional questions or need further information on any of the following items, please contact the Deputy City Clerk at 770-0322 between the hours of 7:00 a.m. and 6:00 p.m. Monday through Thursday. PLEASE REMEMBER THAT CITY HALL IS CLOSED EVERY FRIDAY.

Americans with Disabilities Act: In compliance with the ADA, if you need special assistance to participate in a City meeting or other services offered by this City, please contact the City Clerk's Office at (760)-770-0385. Assisted listening devices are available at this meeting. Ask the City Clerk if you desire to use this device. Notification of at least 48 hours prior to the meeting or time when services are needed will assist City staff in assuring that reasonable arrangement can be made to provide accessibility to the meeting or service.

Note: Staff reports are available for inspection at the Office of the City Clerk, during regular business hours 7:00 a.m., to 6:00 p.m., Monday – Thursday.

3:00 P.M.- STUDY SESSION

1. Presentation of development proposals for redevelopment opportunities on the East Side. **(Corresponding documents available upon request and are available for public inspection in the Office of the City Clerk prior to or on the day of the City Council meeting)**
 - a. First Team. (Ehline Development Company).
 - b. Presentation by Cathedral City Town Center Venture, LLC. (Wessman Development Group)
 - c. Presentation by Town Center Partners. (CK Development)

2. City Council/staff reports and inquiries of new or ongoing projects.
3. Closed session urgency items.
4. ***Reading of Closed Session Items.***
5. Public Comments on closed session items.

CLOSED SESSION

1. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8. **(Jan Davison)**
Property Location: Northerly of East Palm Canyon Drive bounded by Cathedral Canyon Drive to the west, Avenida Lalo Guerrero to the north and Monty Hall Drive to the east and that certain real property located southerly of East Palm Canyon Drive, bounded by Van Fleet to the East, B Street to the South and Cathedral Canyon Drive Avenue to the west excluding therefrom that certain property bounded by A Street to the north, West Buddy Rogers Avenue to the east, B Street to the south and Cathedral Canyon Drive to the west
Negotiating Parties Cathedral City Redevelopment Agency and Tri-Millennium Cathedral City LLC.
Property Owner: Cathedral City Redevelopment Agency
Under Negotiation: Property Negotiations.
2. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8. **(Jan Davison)**
Property Location: Area surrounding Date Palm Drive, East of Palm Canyon, Monty Hall and the Wash
APN# 687-180-005
Negotiating Parties Redevelopment Agency and First Team (Ehline Development Company), Cathedral City Town Center Venture, LLC (Wessman Development Group) and Town Center Partners (CK Development)
Property Owner: Cathedral City Redevelopment Agency
Under Negotiation: Property Disposition
3. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8. **(Jan Davison)**
Property Location: Area surrounding East Palm Canyon Drive, Melrose Drive, Sunair Road and Bankside Drive.
Negotiating Parties Cathedral City Redevelopment Agency and Calvin Investments, LLC (Nick Patel)
Property Owner: Cathedral City Redevelopment Agency
Under Negotiation: Property Negotiations

4. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8. **(Jan Davison)**
Property Location: 68521 Grove Street (AKA 68528 A Street)
Negotiating Parties Cathedral City Redevelopment Agency and Jerry Gasbarra
Property Owner: Jerry Gasbarra
Under Negotiation: Property Acquisition
5. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8. **(Jan Davison)**
Property Location: 68510 East Palm Canyon
Negotiating Parties Cathedral City Redevelopment Agency and D. Webster and Cathedral City Chamber of Commerce
Property Owner: Cathedral City Redevelopment Agency
Under Negotiation: Property Negotiations/Lease
6. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8. **(Paul Shillcock)**
Property Location: South of East Palm Canyon, west of Perez Road
APN# 687-030-010 and 074
Negotiating Parties Redevelopment Agency and CCC Properties, LLC (O'Brien Automotive Team, Inc.)
Property Owner: Cathedral City Redevelopment Agency
Under Negotiation: Disposition of Property & Development Agreement
7. CONFERENCE WITH LEGAL COUNSEL- ANTICIPATED LITIGATION pursuant to Government Code Section 54956.9
Number of Potential Cases 1
8. CONFERENCE WITH LEGAL COUNSEL- POTENTIAL LITIGATION pursuant to Government Code Section 54956.9, Subd. (b)
Number of Potential Cases 1
9. CONFERENCE WITH LABOR NEGOTIATOR pursuant to Government Code Section 54957.6
Agency Negotiator Donald Bradley, City Manager
Represented Employees 1) Cathedral City Police Officers Association (CCPOA); 2) American Federation of State, County and Municipal Employees. (AFSCME) 3) Cathedral City Fire Management Association (CCFMA); 4) Cathedral City Professional Fire. (CCPFA)
10. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8 **(Paul Shillcock)**
Property Location: APN#687-030-075, 076 and 080
Negotiating Parties: Redevelopment Agency and Don Stewart
Property Owners: Jessup Auto Plaza and Tramview Land Company

Under Negotiation: Disposition of Property

SCHOOL REPORTS Receive school report presented by Douglas Crawford and Deborah Gonzales, students from the Cathedral City High School.

COUNCIL COMMENTS. Council Member comment's on items not on the agenda.

NAME	COMMITTEE ASSIGNMENT(S)
Mayor Kathleen J. DeRosa	Palm Springs Desert Resorts Convention Cathedral City Senior Center Cathedral City Chamber of Commerce CVAG- Executive Committee CVAG Energy & Environmental Resources League of California Cities-Riverside County Division Executive Board League of California Cities-Transportation and Communication
Mayor Pro Tem Greg Pettis	CVAG Transportation Committee Riverside County Transportation Commission SCAG-Regional Council SCAG-Transportation & Communication SCAG- Administration Committee SCAG- Good Movement Task Force SCAG- Southwest Compact Task Force Salton Sea Authority National League of Cities-Steering Committee, Human Development Policy Committee Colorado River Regional Water Quality Control Board- Board Member
Council Member Bud England	Sunline Transit Agency Coachella Valley Animal Campus Committee Palm Springs Unified School District Subcommittee
Council Member Paul Marchand	CVAG-Human & Community Resources Coachella Valley Mountains Conservancy Board SCAG- Energy & Environment Coachella Valley Mosquito & Vector Control District Executive Board
Council Member Chuck Vasquez	CVAG- Public Safety Palm Springs Unified School District Subcommittee Cathedral City Boys & Girls Club

MINUTES

Approval of minutes from the regularly scheduled City Council/RDA Board meeting held on Wednesday, February 22ND, 2006.

CONSENT AGENDA

1. Approval of Department of Justice Byrne Justice Assistance Grant Application.
2. Approval of proposed ordinance of the City Council for the City of Cathedral City, amending the boundary for the collection of the Transportation Uniform Mitigation Fee (TUMF). **(SECOND READING)**
3. Authorization for staff to execute amendment No. 1 to the professional Services Agreement with James R. Peters construction management and inspection to provide continuing construction inspection services for the Date Palm Drive overhead project.

PUBLIC HEARING

4. Continued hearing to authorize the execution of first amendment to adopted Disposition and Development Agreement providing for the sale and transfer of certain Agency-owned properties to CCC Properties, LLC for the development of automobile sales and service facilities.
5. Public Hearing regarding General Plan Amendment No. 05-003 and Change of Zone 05-004.

LEGISLATIVE ACTION(S)

6. Authorization to execute an Owner Participation Agreement (OPA) with Palm Springs Motors, Inc for the expansion of its current sales/service operation on East Palm Canyon Drive.
7. Adoption of proposed Resolution of the City Council for the City of Cathedral City, adopting the NIMS as part of the Emergency Operations Plan.
8. Introduction of proposed ordinance of the City Council for the City of Cathedral City, amending Chapter 2.20 "Disaster Relief" of the Cathedral City Municipal Code. **(FIRST READING)**
9. Approval of sign program for the Downtown area. (Staff report and related documents will be included under separate cover)
10. Review of timeline for modifications to Title 9 of the Cathedral City Municipal Code (Zoning Ordinance Chapter 9.62 Sign Ordinance).

COUNCIL REPORTS ON CITIZEN INQUIRIES AND CONCERNS.

ADJOURNMENT

The next regularly scheduled meeting of the City Council/Redevelopment Agency Board will be adjourned to WEDNESDAY, MARCH 22ND, 2006.

This Agenda is also available for viewing on the City's Web Site. The Web Site address is www.cathedralcity.gov.

DECLARATION OF POSTING

I, Daryl Betancur, Deputy City Clerk for the City of Cathedral City and Assistant Secretary to the Redevelopment Agency Board for the City of Cathedral City, Assistant Secretary to the Downtown Foundation and Public Financing Authority Boards, ***do hereby certify***, under penalty of perjury under the laws of the State of California, that the foregoing notice for this City Council meeting was hand delivered and faxed to each member of the City Council for the City of Cathedral City; posted on the bulletin board outside City Hall; and faxed to the following organizations: all local media, the Cathedral City Chamber of Commerce, and the Cathedral City public library; all on the 2nd day of March, 2006.

Daryl Betancur,
Certified Municipal Clerk (CMC)
Deputy City Clerk